

Key: 3008

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.200

LEGAL

LAND

DETACHED

BUILDING

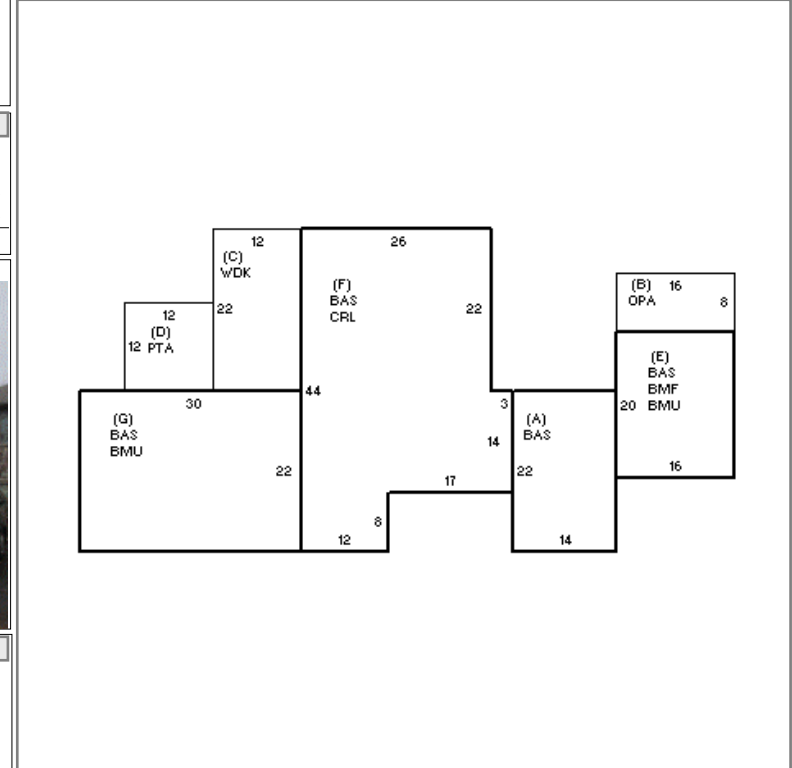
CURRENT OWNER		PARCEL ID	LOCATION		
WATKINS DONALD R SR & WATKINS DONALD R JR & CHERYL A BOX 866 BREWSTER, MA 02631		76-18-0	454 UNDERPASS ROAD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WATKINS DONALD R SR & WATKINS DONALD R SR & WATKINS DONALD R SR		12/10/2015	F	1	29327-312
		11/10/1998	J	100	11830-127
		07/01/1997	N	100,000	10832-029

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
218 NP	03/10/2016	77	SOLAR PANELS	26,972	04/05/2017	NF	100	100
		12	CYCLICAL NON		03/05/2007	JH	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	23,298	13	1.00	A	1.00	A	1.00	197,280	1.96	A	1.00	RM2	0.90		206,900

TOTAL	23,298 SF	ZONING	CH	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE	LAND	206,900	195,200			
St Ind	AVERAGE		BUILDING	441,300	423,000			
Infl	AVERAGE		DETACHED	4,100	4,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>652,300</b>	<b>622,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30	12X12	144	21.39	900
HTB	A	1.00	20 0.80		1	4,058.10	3,200



BUILDING	CD	ADJ	DESC	MEASURE	2/4/2021	TCK
MODEL	1		RESIDENTIAL	LIST	2/4/2021	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/10/2021	MR
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS  
44 SOLAR PANELS  
INFO @ DOOR (2/4/2021)

YEAR BLT	1964	SIZE ADJ	1.000
NET AREA	2,362	DETAIL ADJ	1.000
\$NLA(RCN)	\$287	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	6	\$8,034	
GARAGE SPACES	0	1.00	
% BSMT FIN	13	1.00	
# 1/2 BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BASE AREA	2,362	1964	228.51	539,730
EXT COVER	1	WD SHINGLE	1.00	B	OPA	N	OPEN PORCH	128		51.50	6,592
ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	264		40.38	10,660
ROOF COVER	1	ASPH/CMP SH	1.00	D	PTA	N	PATIO	144		16.38	2,359
FLOOR COVER	3	W/W CARPET	1.00	+	BMU	N	BSMT UNFINISHED	980		60.77	59,555
INT FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH	320		41.54	13,294
HEATING/COOL	9	WARM/CL AIR	1.03	F	CRL	N	BSMT CRAWL	1,074		26.42	28,372
FUEL SOURCE	2	GAS	1.00	F11	O	O	FPL 1S 1OP	1		7,866.10	7,866
				ODS	O	O	OUTDOOR SHOWER	1		2,487.50	2,488

TOTAL RCN	678,949
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1964 / 59
COND	35 35 %
FUNC	0
ECON	0
DEPR	35 % GD 65
RCNLD	\$441,300